

OPERATION FACELIFT

A Facade Improvement Grant Program of the City of San Antonio

A key element of a revitalization effort is the return of activity to a commercial corridor. Fresh paint, new awnings, or complete facade rehabilitation all signal that something positive is happening. These first few steps can be the spark to ignite interest and spur new commercial excitement. Operation Facelift provides a catalyst for these first steps.

Operation Facelift is a reimbursable grant program available for facade improvements to commercial buildings located in NCR revitalization target areas. Projects are granted between \$500 and \$15,000 to be matched equally by private source funds, dollar for dollar.

The purpose of Operation Facelift is to:

- Reverse the deterioration of commercial structures in the targeted areas. Enhance efforts to market vacant space and attract new businesses.
- Stimulate new, private investment and economic growth.
- Promote consistency in design and create a fresh and aesthetically pleasing environment.
- Assist property owners with the appropriate exterior rehabilitation of their buildings and bring them up to code.
- Reduce the perception of crime.
- Invest in historic preservation and rehabilitation.

This package contains other documents detailing the application process and information to assist you in completing the application. The package includes:



This cover letter
Basic Procedures and list of eligible projects
Blank Application
Proposed Budget for Facade Improvement
Overview of General Design Guidelines
Approval Letter for tenants
Certification Letter upon completion of project
Overview of the Sub-Grantee Agreement (contract)
Maintenance Agreement
Map and List of NCR projects with contact info.



For more information, contact:

NCR Program
1400 South Flores
San Antonio, TX 78204
210-207-3944



Operation Facelift is a Neighborhood Commercial Revitalization Project funded through the City of San Antonio and HUD

ELIGIBLE PROJECTS

ELIGIBLE PROPERTIES

Applications may be submitted for commercial properties, either owner or tenant occupied within the NCR target areas. Owners of vacant buildings are encouraged to apply and improve property as a catalyst for future occupancy. Mixed use buildings with retail/commercial in the storefront may be considered.

NON ELIGIBLE PROPERTIES

Properties used primarily as residences are not eligible for Operation Facelift.

ELIGIBLE APPLICANTS

Commercial property and business owners located in eligible areas may apply for assistance. Tenants must have a signed lease and the property owner's approval.

ELIGIBLE IMPROVEMENTS

Operation Facelift will fund facade improvement projects. All improvements must be permanent or fixed. Eligible improvements may include, but are not limited to:

- ⇒ complete facade rehabilitation;
- ⇒ replacement of broken window panes, aluminum or wood windows and broken store front glass;
- ⇒ scraping, priming, and painting of window frames, cornice and store front;
- ⇒ painting of brick facades where brick has been previously painted;
- ⇒ repair or replace deteriorating signage and brackets when attached to the building;
- ⇒ repair or replace missing or broken tile;
- ⇒ repair or replace worn awnings or canopies;
- ⇒ removal of metal slipcovers to expose original materials;
- ⇒ certain types of security elements or security recommendations;
- ⇒ rehabilitation of the upper facade and display areas or side walls of a building may also be eligible if street level improvements are approved,
- ⇒ roof repair when incidental to overall facade improvements.
- ⇒ Other minor repairs when incidental to overall facade improvements such as:
 - exterior lighting;
 - certain types of security elements or security recommendations;
 - roof repair;
 - repair of sidewalk, ADA accessibility or;
 - detached signage.

In addition, professional, architectural, and City permit fees may be included in the total improvement costs.

INELIGIBLE IMPROVEMENTS

The following improvements are not eligible for funding:

- ◆ improvements which do not conform to the adopted design guidelines;
- ◆ new construction;
- ◆ parking lots;
- ◆ landscaping;
- ◆ burglar bars;
- ◆ fencing;
- ◆ roofs by themselves;
- ◆ blank walls, or;
- ◆ work which has been performed or which has been placed under contract prior to approval of an application

BASIC PROCEDURE

STEP 1 - APPLICANT ELIGIBILITY

- ✧ Business or property owners are eligible to apply for Operation Facelift funds if the business is 1 - located within an NCR target area; and 2 - utilized for commercial purpose (this does NOT include residences or apartments).
- ✧ For information for NCR target area boundaries see map included herein or contact the Operation Facelift Coordinator or NCR coordinator.
- ✧ If needed, a meeting at the site with the applicant, their contractor and NCR staff can be arranged to discuss the application process, area design guidelines and/or to develop a preliminary design concept.

STEP 2 – COMPLETE THE APPLICATION

- ✧ The application (enclosed herein) is to be completed by the applicant (business owner, property owner or tenant). A completed application must contain information for all three parts: applicant information, property information and project information. Incomplete applications may result in delays in processing.
- ✧ Design assistance or preliminary project discussion meetings may be arranged if the applicant is uncertain what improvements are needed or would like suggestion. Inquires may be made to the Operation Facelift Coordinator at 207-3944.
- ✧ A completed application should be submitted to:

NCR Program/Operation Facelift Coordinator
City of San Antonio
Neighborhood Action Department
1400 South Flores
San Antonio, TX 78204

- ✧ Once an application is received, the Operation Facelift Coordinator will confirm eligibility of the site and the proposed scope of work, notify the applicant that the application has been received and is under review and arrange a Project Review meeting.
- ✧ Projects that are eligible for funding will be considered on a first come, first served basis. There is no deadline; applications are accepted year round. However, projects may be limited due to budget constraints and funding availability.

STEP 3 - PROJECT REVIEW & CONTRACT EXECUTION

- ✧ A Project Review meeting is required to be conducted prior to contract execution and construction beginning.
- ✧ A Design Review Team (DRT) will conduct the Project Review meeting with the applicant to review the application. A site visit may also be helpful but is not required.
- ✧ The DRT will discuss the merits of the project and form a recommendation to either fund the project, or require the applicant to make changes and re-submit.
- ✧ The DRT recommendation is presented to the applicant to accept or withdraw.
- ✧ If approved, a Grant Agreement (contract) will be prepared by City staff.
- ✧ The applicant and the City sign the Grant Agreement. A fully executed Grant Agreement will be returned to the applicant. An Affirmative Covenant of Maintenance document is also signed and filed with the County Clerk's Office. **Start of the construction prior to the date of contract signing will void the grant.**

STEP 4 - CONSTRUCTION

- ✧ A Pre-Construction Meeting will be held to go over construction scope of work, change orders, Davis Bacon wage requirements, as well as other procedures. This meeting is usually held on site, prior to construction but after the contract is signed. It is helpful if the applicants as well as contractors are present (see page 8 for more information regarding David Bacon).

- ✧ If the improvements require a building permit, or approval from the Historic Design and Review Commission, the applicant must comply. NCR staff may be able to assist in the process on the applicant's behalf (see page 9 for more information regarding permits).
- ✧ The DRT or City staff may monitor the progress and make periodic inspections during the project.

STEP 5 - REIMBURSEMENT

- ✧ Upon completion of the work, the applicant will contact the City staff to conduct a final inspection. If all parties are satisfied with the work, the City and applicant will sign off on completion of the improvement.
- ✧ The applicant will complete the Project Completion form and submit it along with copies of invoices, canceled checks, and Davis Bacon payroll forms asking for reimbursement of applicable costs. It is often helpful to submit a copy of the closed permit (if a permit was necessary) when requesting reimbursement.
- ✧ When **all** work and documentation is received, the City staff will request payment. A check will be sent to the applicant.



OPERATION FACELIFT
Facade Improvement Grant Program
Application – Exhibit “B”

Application
No. _____
NCR to complete

Date: _____

APPLICANT INFORMATION

Is the applicant a: ☐ Corporation ☐ Partnership ☐ Proprietorship ☐ Individual

Name of Applicant: _____ d/b/a _____

Mailing Address: _____

Contact Name: _____ Title: _____

Telephone: Work _____ Home _____

Email: _____

Type of Business: _____

PROPERTY INFORMATION

NCR Target Area: _____

Street address of property to be improved: _____

Legal Description:

NCB _____ Lot _____ Block _____ Tax Account No _____

Does the applicant ☐ own the property ☐ lease the property.
If leasing, please include copy of lease agreement and letter of approval from owner.

Is the property currently: ☐ occupied ☐ vacant
If vacant, when will property be occupied (date) _____

What is the current or proposed use of the property? _____

How many **full time** employees does the business currently employ? _____

Do you anticipate hiring additional employees after the proposed improvements are complete?

If so, how many more?

PROJECT INFORMATION

Description of Proposed Façade Improvement:

Estimated total cost of project: \$ _____ (Use attached Project Budget form)

Matching grant funds are available dollar for dollar, up to **\$15,000** per eligible property.

When does the project need to begin? _____ Estimated time to complete job? _____
(date) (# of days)

NOTE: Work must not start prior to contract execution.

Attach:

- ☐ Before photos **(required)**
 - ☐ Budget and supporting estimates **(required)**
 - ☐ Copy of lease and/or letter from property owner granting approval (if applicable)
 - ☐ Drawings or renderings that convey concept (if available)
 - ☐ Paint chips, color board or other samples (if available)
-

I certify that work has not started nor have I entered into any contract with any contractor for work to be covered under this grant application. I also understand that I will have to sign an agreement with the City of San Antonio regarding this grant award; a maintenance covenant will be filed to insure that the improvements will be maintained; and, I must attend a Pre-Construction meeting to have the Davis Bacon Wage requirements explained to me before work can begin.

Applicant signature

Date

Applicant printed name

NOTES ON COMPLETING PROPOSED BUDGET

A Project Budget is required and becomes an exhibit to the contract. Therefore good estimates are necessary. There is no requirement that the lowest bid be selected, however bids must be comparable in nature (same scope of work, materials, etc.)

Use the attached Proposed Budget sheet to itemize costs to complete your project or attach similar table. Use additional sheets if needed. You must attach copies of contractors' bids or estimates.

In-kind services will not be considered as a part of the project budget.

Estimate provided by: ☐ Bids from at least three contractors. ☐ Applicant

Estimated Total Project Budget: \$ _____

Total Grant Amount Requested: \$ _____ *

*Note – When costs exceed \$2,000, wages must comply with Davis Bacon Wage Act.

If completing the work yourself, estimate cost of materials utilized to complete the project.

Example:

Materials:

Canopy: fabric and frame \$ (value) _____

Or:

5 gal. white paint @ _____ per gal. = \$ (value) _____

Brushes qty. _____ @ cost per each = \$ (value) _____

Labor:

Labor to install canopy \$ (value) _____

Or:

Labor to paint front of building \$ (value) _____

Retain all receipts!!! Reimbursement of grant amount is contingent on submitted receipts, invoices, copies of cancelled checks, etc. reflecting actual total project costs. Grant amounts will be based on (a) the project budget or (b) the total project costs at completion, whichever is lower. In any event, the grant amount will not exceed \$15,000. The City of San Antonio is not responsible for project costs over-runs.

Proposed Budget - Exhibit "C"

PROPOSED BUDGET - EXAMPLE			
My Business (1234 E. Commerce)			
individual items in the scope of work			
Item	Contractors	Estimate	Choosen
Paint	Rangel Painting	\$ 11,000	\$ 11,000
	Greg's Painting	\$ 17,000	
	Travis' Painting	\$ 9,000	
Replace Windows	Best Glass Inc.	\$ 7,000	
	Better Glass	\$ 7,500	\$ 7,500
	OK Glass	\$ 9,000	
Sign	Walt's Signs	\$ 4,500	\$ 4,500
	Jim Signs	\$ 3,000	
	ABC Signs	\$ 3,500	
	TOTAL		\$ 23,000
	1/2 total		\$ 11,500
	Grant Amount		\$ 11,500

indicate which bid you choose, does not have to be lowest bid

one half the total if less than \$15,000, max grant \$15,000.

DAVIS BACON INFORMATION

The Davis Bacon Wage Act requires the payment at or above prevailing wage rates for employees working on Federally funded projects over \$2,000. In addition to Federally funded projects, the City of San Antonio has adopted the Davis Bacon Wage Act as a requirement for all City funded projects. The prevalent wage rate for Bexar County is shown in part below, the full listing is available upon request. **What does this mean?** All workers on Operation Facelift projects must be paid at or above the wages listed below depending on their job classification.

Job Classification*	Pay Rate
Bricklayer	\$18.00
Carpenter	\$10.64
Unskilled Laborer	\$7.06
Painter	\$8.01
Roofers	\$8.14

* NOTE: this table is only a partial job classification listing and shows rates for Bexar County only.

The applicant or the principal contractor (also referred to as the *general contractor*) is responsible for the full compliance of all employees (the contractor, the sub-contractors and any lower-tier subcontractors). A Pre-Construction meeting will be held with the applicant as the final step before construction starts. At that meeting, all applicable documents will be given to the applicant. Any contractors or sub-contractors are encouraged to attend this meeting although the ultimate responsible lies with the applicant.

At any time during the construction of your project, a representative from the City may conduct inspections or interview workers to insure compliance with Davis Bacon and other contract requirements.

No worker must work over 40 hours per week without earning time and one-half for overtime hours.

A poster notifying employees of the wage decision is required to be posted where employee will see it on site.

All contractors or sub-contractors are required to submit certified payroll forms for each week they work on any Operation Facelift project beginning with the first week work was performed and for every week afterward until the project is completed. Blank copies of payroll forms will be distributed during the Pre-Construction Meeting and are also available online at <http://www.dol.gov/esa/programs/dbra/forms.htm>. Contractors are not required to use Department of Labor forms however all information must be included in the form that is submitted. Each form must also be certified, signed and submitted in order for the applicant to receive their reimbursement.

For additional information you may contact Thomas Nixon, Wage & Hour Compliance, City of San Antonio, Public Works Department, 207-8774 or the Operation Facelift Coordinator 207-3944.

Failure to abide by these standards may result in delays in reimbursement or voiding of the grant funds.

Checklists

Davis Bacon Checklist

To help insure you and your contractors are complying with the Davis Bacon requirements, complete the following checklist periodically. If you answered NO to any of the below, your project may not be in compliance and reimbursement may be delayed or denied.

- 1 – Do you have payroll forms for each week that work was performed?
- 2 – Do you have payroll forms from the contractor and any subcontractors?
- 3 – Are all workers paid at or above the prevailing wage rate for their job classification?
- 4 – Did any workers work more than 40 hours in any one week and not receive time and one half?
- 5 – Are the forms complete (name, job class, social security #, address, rate of pay)?
- 6 – Are the forms certified (signed)?
- 7 – Are the forms legible?

Permit Checklist

To help ensure you and your contractors are complying with the City of San Antonio permit requirements, **review the following table prior to beginning any work.** Any work done on the following items requires one or more permits from the Development Services Department. Please remember that this list is NOT all inclusive, but should serve as a guide for the most common types of façade and building improvements.

Roof—Replacement and/or Repair

Awning/Canopy—Replacement/Repair

Signage

Door/Window—Replacement/Repair/new installation

Exterior Lighting

Parking Lot Paving

New construction

Interior remodel

Heating and AC—Installation/Repair

Sprinkler System—Installation/Repair

Failure to abide by these standards may result in delays in reimbursement or voiding of the grant funds.

OVERVIEW of GENERAL DESIGN GUIDELINES FOR NON RESIDENTIAL PROPERTIES IN NCR TARGET AREAS

General design guidelines were developed by the NCR Program to encourage good design by addressing issues that business and property owners face in planning commercial and retail improvements. Even in corridors lacking significant historic structures, design guidelines offer a tool to guide the appearance of the corridor. To participate in Operation Facelift, design guidelines are mandatory. General Design Guidelines, any area specific design guidelines that may be in place, as well as other applicable City codes will be considered when reviewing Operation Facelift applications. This overview was developed to give one an idea of what to expect during the review process. Consult the complete General Design Guidelines for specific information.

At the forefront of revitalization efforts is the desire to return to an active and interesting street life. The image most often seen is a pedestrian friendly atmosphere where foot traffic is encouraged, retail shopping is pleasant and brisk, and architectural gestures are interesting and reflect human scale.

Focusing on good **site design** early in the development process is important in maintaining the character of a neighborhood retail district. Traditional storefronts maintain consistency through the use of similar building elements. Buildings should maintain the same height, width, proportion of openings and scale as surrounding buildings in a corridor. A zero front setback is highly encouraged and promotes immediate access for pedestrians. Parking is preferred at the sides and rear of a building.

Storefronts define the overall character of a commercial area and are the focus of the district's revitalization effort. As much of the storefront area as possible should be transparent glass. Replace missing storefront elements with quality materials. General continuity among individual storefronts should be considered. Features of the building should be seen. Changing a storefront's historic features or removing historic material is discouraged.

Doors establish the visual relationship between the shop and the sidewalk. They should be located on the main street. A recessed entry provides a sense of welcome and creates depth on the building's surface. New doors should be compatible with a building's overall character. Using doors with a false historical appearance or enclosing old entrances with solid materials such as masonry is discouraged.

Display **windows** are the link between the pedestrian and the business. Avoid boarding up windows, even in the transoms. Transom windows are smaller windows located above the main display windows. They are an important design feature adding to

the proportions of the storefront. Use transparent glass in windows and avoid Plexiglas type products. Repair historic windows whenever possible. If replacement is required, use windows similar in scale as the original. Even the window base adds character and protects the display window from damage and weathering.

Sidewalk coverings such as awnings and canopies are strongly encouraged. They protect pedestrians and shelter display windows from sun and rain. They add depth to the building surface and embellish entrances. Repairing or replacing original awnings or canopies is highly encouraged.

Materials and color are two of the most important aspects of storefront design which convey an image of quality and care. Fresh paint is a relatively inexpensive and dramatic way to define a business or storefront. The color scheme should be compatible with neighboring businesses and should set a standard of quality.

A well designed **sign** is one of the most important elements of a storefront. Signs add visual interest to the streetscape experience and contribute to the character of the neighborhood. Whenever possible, fit signs within the original space of the sign band, if present. Iconic, graphic, or three-dimensional signs are preferred. High intensity signs or signs which contribute to visual clutter are discouraged.

Building style, historic character, or business type should be considered in choosing materials, color schemes, or projects as a whole. Retain, repair, or uncover original materials where possible. A variety of architectural styles and interesting buildings can be found across San Antonio and each gives our city its unique flavor.

"The visibility of small incremental improvements help boost public interest in the commercial district and increase traffic and sales enough to make large projects feasible."

Amanda B. West
Main Street News No. 168
Sept. 2000

LETTER OF APPROVAL TO PARTICIPATE IN OPERATION FACELIFT
A FACADE IMPROVEMENT GRANT PROGRAM
OF THE CITY OF SAN ANTONIO

DATE:

TO: City of San Antonio
Neighborhood Action Department
NCR Program - Operation Facelift Coordinator
1400 S. Flores
San Antonio, Texas 78204

Re: _____ at _____
(Name of Business) (Address)

I, the undersigned below, hereby certify that I am the legal owner of the property commonly known as _____ (insert address) _____. The tenant, _____, of said property has an executed lease agreement with me to occupy the property. This letter gives the tenant of said property permission to participate in Operation Facelift, a facade improvement grant program of the City of San Antonio, to improve the exterior of the property.

I understand that as owner, in consideration for the improvements made to the property described above, I hereby agree to sign an Affirmative Covenant of Maintenance for the life of the improvements.

Respectfully,

Owner: _____
(Print name)

(Signature)

Address: _____

Phone: _____

State of Texas §

County of Bexar §

This instrument was acknowledged before me on this the ____ day of _____, 2004 by _____, owner of the real property commonly known as _____.

Notary Public in and for the State of Texas



OPERATION FACELIFT
Facade Improvement Grant Program
Certification of Completed Project

DATE: _____

TO: City of San Antonio
Neighborhood Action Department
NCR Program - Operation Facelift Coordinator
1400 S. Flores
San Antonio, Texas 78204

RE: _____ at _____
(Name of Business) (address)

This is to certify that the _____ Operation Facelift Project is
(Name of Business)

complete and this is my request for reimbursement. Enclosed find copies of receipts, invoices, and/or cancelled checks, and documents required for compliance with the Davis Bacon Wage Act (if applicable) as evidence of job completion. The total cost of the job is \$ _____. I am seeking reimbursement for \$ _____.

Respectfully,
Applicant _____
(Print name)

(Signature - required)

Address: _____

Phone: _____

State of Texas §

County of Bexar §

This instrument was acknowledged before me on this the ____ day of _____, 2004 by _____, owner of the real property commonly known as _____.

Notary Public in and for the State of Texas

Note: Amount of reimbursement is contingent upon verification of documents submitted and original project budget. Check will be made payable to applicant.



OVERVIEW

of OPERATION FACELIFT

SUB-GRANTEE AGREEMENT

An agreement between the City of San Antonio and an Operation Facelift applicant must be signed prior to the beginning of any facade improvements. Below is an overview of the agreement.

This overview cannot cover every section of the agreement nor expects the reader to come away with a complete understanding of the agreement. This overview was developed to give the Operation Facelift applicant an idea of what to expect during the review process. During the application process, the applicant will be provided with the appropriate agreement depending on the source of funding.

The agreement shall be between the City of San Antonio and the business owner (either tenant or property owner.)

Projects started prior to the execution of the agreement cannot be funded through Operation Facelift. No work may be performed, no invoices may be submitted, no sub-contracts may be executed or entered into prior to the execution of the Operation Facelift agreement if Operation Facelift funds are to be used for the project.

Currently, Operation Facelift dollars come from two sources: Housing and Urban Development (HUD) Community Development Block Grants (CDBG) and the City of San Antonio General Fund. Allocation of dollars is only available as long as funding is received from HUD or money is available from the City's General Fund. In no instance will one fund be substituted for the other, or be used to supplement the other.

The term of the agreement is six months or project completion. Copies of the application and project budget will become a part of each agreement.

Any changes to the scope of work or budget must be submitted and approved in writing.

Reimbursement of costs must conform with the proposed budget. The City will not be

responsible for cost overruns. Reimbursement is contingent upon a final inspection of the work. The amount to be reimbursed is based on project budget or actual project costs, whichever is less.

Any changes to proposed budget must be in writing. City shall not be obligated to anyone other than the grantee. Prior written authorization by City is required on all third party subcontracts.

Insurance is required for the project site as well as for the business operator/owner and their employees. These may include, but are not limited to: Owner/Tenant coverage; workers' compensation; insurance against fire, theft and loss of non-expendable property acquired for this project; general liability; and other types as outlined in the agreement. Applicant will be asked to provide Certificates of Insurance.

The City will be allowed to display a sign or banner on the subject property to promote Operation Facelift and the NCR Program.

The applicant will be required to maintain the improvement for a period of time determined by the scope of work, generally equivalent to the useful life of the improvements.

The project must conform to either General Design Guidelines or design guidelines adopted by a specific NCR project area.

Wages must conform to the Davis Bacon Wage Act.

DRAFT

AFFIRMATIVE COVENANT OF MAINTENANCE

(owner of property), makes this affirmative covenant on the ____ day of _____ 2004, to maintain the property described below, and its facade improvements in the condition of its renovated and improved state.

1. _____ is the record owner of the real property located at _____ in the City of San Antonio, Bexar County, Texas, and as more particularly described on the attached Exhibit "A," and which is hereinafter referred to as the "Property."

2. In consideration of the grant of funds by the City of San Antonio to _____ to assist in the financing of the costs for the facade improvements, (owner of property) hereby agrees to affirmatively maintain the renovated and improved Property in the manner and for the period of time set forth herein.

3. For the benefit of itself, the City of San Antonio and (owner of property) (his/her/their/its) successors and assigns, do hereby adopt and impose on the Property the following condition, covenant, and affirmation, hereinafter referred to as an "affirmative covenant," which shall be a covenant running with the land and shall be binding upon any purchaser, grantee, owner or lessee of the renovated and improved building on the Property, and their respective heirs, executors, administrators, devisees, successors, and assigns:

3.1 For a continuous period of ____ (____) years from the date of the recording of this Affirmative Covenant of Maintenance in the Real Property Records of Bexar County, Texas, the Property and its facade improvements shall be maintained in a condition of good repair, and owner and/or lessee shall preserve its renovated and improved state, and preserve the facade improvements from failure or decline.

4. Every person who now or hereafter owns or acquires any right, title, or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every affirmative covenant, whether or not any reference to this affirmation is contained in the instrument by which the Property was conveyed to such person.



5. This Affirmative Covenant of Maintenance shall be binding upon the undersigned party and all successive owners of the Property or any part thereof. Whenever in this Affirmative Covenant of Maintenance a reference is made to a party, such reference shall be deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.

ADOPTED this _____ day of _____, 2004.

By: _____
(Name of Owner)

Attachment:
Exhibit A - Property Description

STATE OF §

COUNTY OF §

This instrument was acknowledged before me on this ____ day of _____, 2004, by _____, owner of the real property commonly known as _____.

NOTARY PUBLIC IN AND FOR
THE STATE OF _____

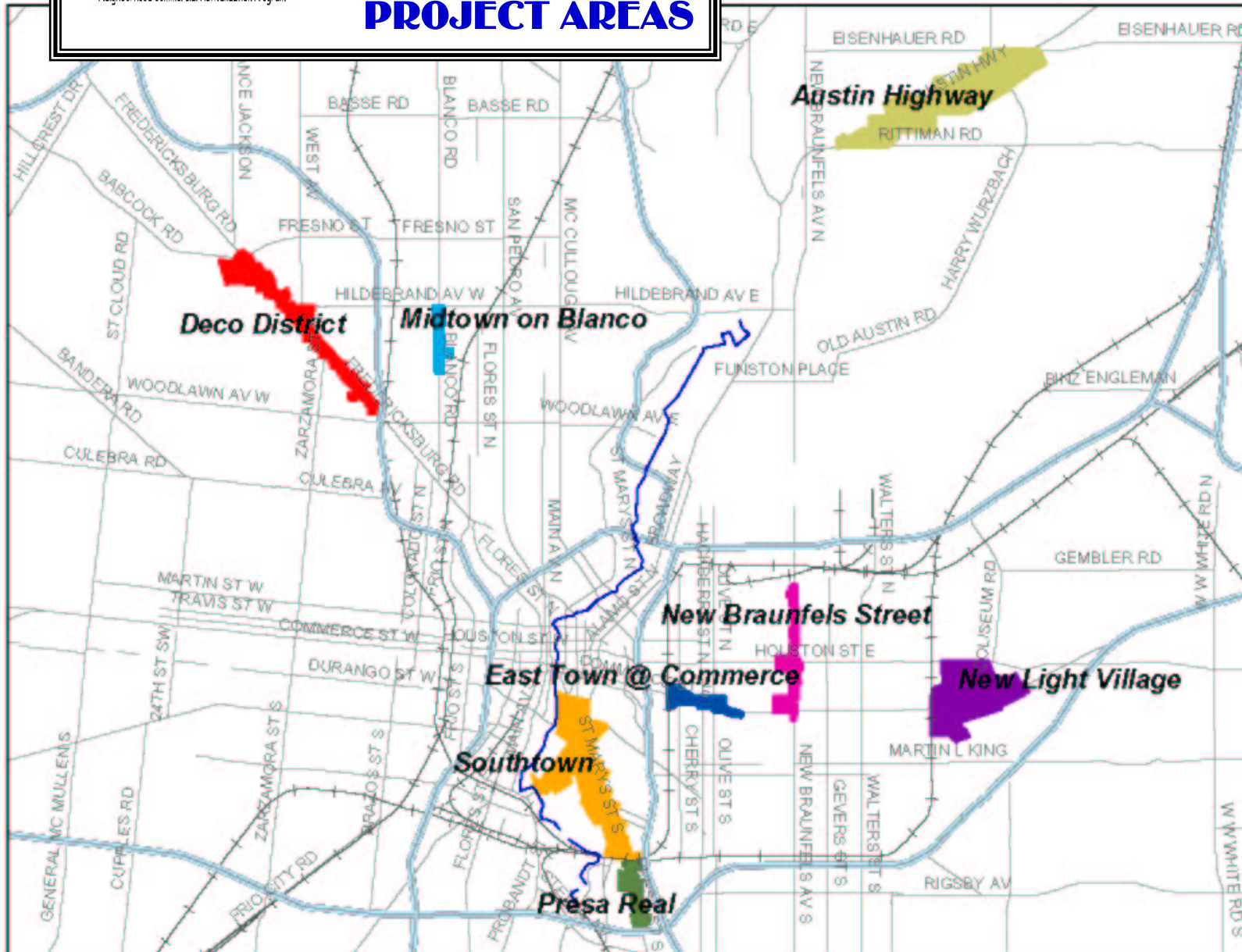
AFTER RECORDING RETURN TO:

Office of the City Attorney
City of San Antonio
ATTN: CDBG/HOME Attorney
P.O. Box 839966
San Antonio, Texas 78283-3966



Neighborhood Commercial Revitalization Program

NCR REVITALIZATION PROJECT AREAS



Austin Highway

913 Austin Highway
San Antonio, Texas
78209
210-826-2239

Deco District

1507 Fredericksburg Road
San Antonio, Texas
78201
210-732-2238

New Braunfels Street

East Town @ Commerce

New Light Village

210 S. Grimes
San Antonio, Texas 78203
210-224-8175

Midtown on Blanco

1808 Blanco Road
San Antonio, Texas 78201
210-738-9900

Southtown

716 S. Alamo Street
San Antonio, Texas 78205
210-226-0888

Presa Real

2206 S. Presa # 2
San Antonio, Texas 78210
210-534-5533

OPERATION
FACELIFT PACKAGE

Map & Project List

1/2/2004